

02 JAN 2 AM 11:37

WARRANTY DEED

Vol M02 Page 155

KNOW ALL MEN BY THESE PRESENTS, That Charles D. Whittemore and Bonnie J. Whittemore, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bessie Faye Akins, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 37 of First Addition to Sportsman Park, Klamath County, Oregon, according to the official plat thereof.

SUBJECT TO: The Agreement of January 25, 1924, recorded February 15, 1924, in Vol. 63 at page 460 of Klamath County Deed Records concerning the operation of the dam and control of the water levels of Upper Klamath Lake; Reservations contained in the dedication of First Addition to Sportsman Park; Declaration of Conditions and Restrictions dated April 25, 1956, recorded April 30, 1958 in Vol. 282 at page 506 of Klamath County Deed Records; easements and rights of way of record or apparent on the land; and Lot 23 of Sportsman Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Agreements, Reservations, Restrictions, Easements, Rights of Way and Contracts of Sale, if any, of record; and those Rights of Way and Easements which are (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) apparent on the land. To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$

① However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19th day of Sept, 1986; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Charles D. Whittemore
Bonnie J. Whittemore

STATE OF OREGON,)
County of Klamath) ss.
, 19

STATE OF OREGON, County of) ss.
, 19

Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named Charles D. and Bonnie J. Whittemore

and acknowledged the foregoing instrument to be their voluntary act and deed.

, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Chris Stark
Notary Public for Oregon

My commission expires:

3-1-87

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Charles D. and Bonnie J. Whittemore, 3600 S. 6th, Klamath Falls, Oregon, 97603

GRANTOR'S NAME AND ADDRESS

Bessie Faye Akins
HC 34 Box 75
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 01/02/2002 11:37 a. m.
Vol M02, Pg 155
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1